DESIGN**BASE**
architecture

0800 1000 40
info@designbase.co.nz
designbase.co.nz

Invercargill – **Wanaka** – Nelson
3 Cliff Wilson Street, Wanaka 9305

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Queenstown Lakes District Council
47 Ardmore Street,
Wānaka 9305
New Zealand

Assessment of Environmental Effects

Dear Planner,

Land Use Consent – Riley Carport and Sauna

The following is a Land use Consent application for the construction of a pool shed and sauna within a setback, and construction of a carport within a setback at 41 Infinity Drive, Wanaka, located within the Suburban Residential Zone.

This application has been prepared by Design Base Architecture on behalf of Joff and Penny Riley, owners of 41 Infinity Drive, Wanaka.

This application includes:

- Resource Consent Application Form
- Assessment of Environmental Effects
- Location Map and Plans
- Photographs

The owners will pay the fee directly to QLDC.
Any queries should be directed to us on 021 051 9315.

The Property Description
Refer to location map and photos attached.
The site has an area of 1,314m². The site is situated in a developed residential area and is a corner property with two street frontages.

There is an existing dwelling with attached garage on the site.

There are reticulated services to and from the site.

Land Use Proposal - Carport
The application seeks land use consent to construct a carport which encroaches 8.7m² into the setback from Valley Crescent.

The location of the carport is connected to the side of the existing garage, running parallel with the existing house and built over an existing concrete slab. The long side of the carport is to be clad to match the existing house and screen vehicles from the street. The concrete slab it is to be constructed over is currently used for open vehicle parking.

The proposed carport is a Discretionary activity under the Suburban Residential Rules due to it encroaching into the road boundary setback.

Land Use Proposal – Sauna and Pool Shed

The application seeks land use consent to construct a small building housing a private sauna and pool pump which sits within the internal boundary setback to the northern boundary. The 7m² building is to be clad in vertical weatherboard to match the existing house.

The proposed accessory building is a Restricted Discretionary activity under the Suburban Residential Rules due to it encroaching into the recession plane on the northern boundary of the property.

Assessment of Environmental Effects

This assessment of environmental effects accompanies an application for Resource Consent made under section 88 of the Resource Management Act 1991 and has been prepared in accordance with the fourth schedule of the Act as appropriate to the size and scale, and effects of this particular activity on the environment.

Carport

The proposed carport is located on flat ground adjacent to the existing garage to the south of the house. There is existing hedging planting along the road boundary between the proposed carport and the footpath, which is to be maintained as screening.

The proposed carport will add additional screening to the property as it will screen any vehicle parked on the existing concrete pad.

Standards for activities in the Suburban Residential Zone
7.5.6 Minimum Boundary Setbacks

There is no permitted encroachment into the road boundary setback for a carport in the District Plan. There is no requirement for recession planes as this is fronting a road.
The intention of the carport is to add additional screening and protection for vehicles/boat parked on the existing concrete slab. The proposed carport is 3.2m high at the highest point against the garage. The carport will blend with the existing house, on a large open site.

Objectives and Policies

This proposal does not contravene the policies and objectives of the QLDC District Plan. The proposed carport will not adversely affect the surrounding area or impact on neighbouring properties or the general public. Overall, it is considered that the proposal is consistent with the objectives and policies of the District Plan.

Sauna and Pool Shed

The sauna and pool shed is located on flat ground adjacent to the northern boundary which is adjacent to the driveway access to number 43 Infinity Drive, located to the west of 41 Infinity Drive. The ground on the number 41 side of the boundary has been raised approximately 500mm from the ground level of the adjacent driveway of number 43. The proposed building is 4m in length and is oriented toward the pool area, away from the boundary with its openings.

DBA

Standards for activities in the Suburban Residential Zone
7.5.6 Minimum Boundary Setbacks

The sauna and pool shed building complies with an accessory building within the setback in length, being less than 7.5m in length and complies with the building height. There is a solid door to the west elevation, within the boundary setback.

The building is modest, at 2.65m above ground level at the boundary but due to the raised ground level this causes the top edge to encroach into the recession plane by approximately 625mm in height. The encroachment has no impact on neighbouring properties as this boundary is adjacent to a right-of-way to the houses behind, at 43 and 47 Infinity Drive. This piece of land cannot be built on as it will impact access to these properties.

Written approval has not been sought from the neighbouring owner as they will not be adversely affected by this proposal.

Objectives and Policies

This proposal does not contravene the policies and objectives of the QLDC District Plan. The proposed Sauna and pool shed building will not adversely affect the surrounding area or impact on neighbouring properties or the general public. Overall, it is considered that the proposal is consistent with the objectives and policies of the District Plan.

Assessment against the NES - There is no reason in the history of the subject site to believe that the land is subject to HAIL.

Conclusion

The modest scale development in the Suburban Residential Area complies with the objectives and policies of the QLDC District Plan.

The Sauna accessory building activity is a Restricted Discretionary activity and is located in an area that will have no sunlight, shading or privacy effects created by the proposal on adjacent sites or their occupants. The sauna building is immediately adjacent to a right-of-way driveway allowing access to the neighbouring properties. The sauna building is small and the external appearance of the proposal is not visually dominant as viewed from the street and adjacent properties.

The carport encroachment is a Discretionary activity and is immediately adjacent to the road. The carport is proposed on an existing concrete pad already used for visually obvious parking, and the proposed building will blend with the existing house it is to be attached to. The proposed carport will screen any parked vehicles from the road.

There is no direct overlooking towards either proposed accessory building from the neighbouring dwellings.
With the above points the impact created by the proposal is deemed less than minor.

I therefore ask Council, pursuant to Section 104A if the Resource Management Act 1991, to approve the application for resource consent.

DBA